

**EXISTING PARKING CALCULATIONS**

CITY OF COLUMBUS CODE 31.041 TITLE 2

EXISTING PARKING TYPE	SPACES AVAILABLE	CALCULATION
MATCH POINT TERNANT SPACE (222,284 SQ FT)	20	5 SPACES @ 10'x10'
COOL SIMULATOR	3,436	5 SPACES @ 10'x10'
FITNESS CENTER	128,839	779 SPACES @ 128'0"
SEPTIC TANK		
OTHER TERNANT SPACES (MATERIALS)	2,668	20,000 SQ FT @ 1150
MANUFACTURING	24	20,000 SQ FT @ 1000
WAREHOUSING	15,111	71,571 SQ FT @ 1000
SEPTIC TANK	69,177 SPACES	
TOTAL SPACES REQUIRED	148 SPACES MIN	
TOTAL SPACES AVAILABLE	226 SPACES MAX	
ADDITIONAL SPACES REQUIRED	78 SPACES	
ADDITIONAL SPACES PROVIDED	217	1 VAN RENT TRAIL SPACES BEHD 4 RACKS OR 10-14' SPACES BEHD
ADDITIONAL SPACES PROVIDED (TOTAL)	217	
ADDITIONAL SPACES PROVIDED (TOTAL) (EXCLUDING VAN TRAIL SPACES)	148 SPACES	

**ADDITIONAL PARKING REQUIREMENTS FOR PROPOSED USE VARIANCE**

CITY OF COLUMBUS CODE 31.041 TITLE 2

PROPOSED USE	SPACES AVAILABLE	CALCULATION
MANUFACTURING	30	2,170 SQ FT @ 725
GENERAL BUSINESS	30	
OFFICE	226 SPACES MAX	
TOTAL SPACES AVAILABLE	226 SPACES MAX	
TOTAL SPACES REQUIRED	226 SPACES MIN	

**MATCH POINT PHASE 2**

350 MCCORMICK BLVD  
COLUMBUS, OH 43213

TLA  
TLM (L) ARCHITECT

401 W. Tenth Street  
Columbus, OH 43215  
10.94.027.008 / 7.894.433.879  
www.tlmarchitect.com

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DATE: 02/23/2026

COUNCIL VARIANCE

1 SITE PLAN  
1"=60'0"

PROJECT # 25714  
DATE 07/12/24  
DRAWN BY JF REVENGER, JF  
SHEET # CV-1



**SITE PLAN**

MATCH POINT PHASE 2

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV26-009  
**Location:** 350 MCCORMICK BLVD. (43213), being 15.89± acres located on the east side of McCormick Boulevard 750 feet north of Broughton Avenue (010-016618; Far East Area Commission).  
**Existing Zoning:** M-2, Manufacturing District (H-35).  
**Proposed Use:** Accessory eating, drinking, and retail uses.  
**Applicant(s):** Match Point Pickleball LLC, c/o Tim Lai, Agent; 401 West Town Street, Studio 223; Columbus, OH 43215.  
**Property Owner(s):** Olymbec Columbus LP; 350 McCormick Boulevard, Columbus, OH 43213.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 15.89± acre site consists of one parcel developed with a mix of recreational, warehousing, and manufacturing uses in the M-2, Manufacturing District. The requested Council variance will allow for 2,179 square feet of accessory eating, drinking, and retail and uses within the existing recreation facility.
- A Council variance is required because the M-2 district does not allow eating, drinking or retail uses. A variance to reduce required parking from 226 to 201 spaces is included in this request.
- North of the site are a plumbing supply business and HVAC wholesaler, south of the site is an unoccupied storage facility, east of the site is a door distributor, and west of the site is a custom-fabricated retail fixtures and hospitality furnishings manufacturer, all in the M-2, Manufacturing District.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Industrial and Warehouse” land uses at this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- Staff concurs with the Applicant’s analysis of the seven practical difficulties for the proposed reduction in required parking.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council variance will allow 2,179 square feet of accessory eating, drinking, and retail space for a recreation facility in the M-2 district with reduced parking. The proposed use is considered secondary to the existing recreation facility and is not considered an introduction of an incompatible use to the area.

**STATEMENT OF HARDSHIP**

**Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes    No

The current building is used as a pickleball training facility, which is an allowable use in M2 zone. In order to support the pickleball facility's operations, food, drink, and retail accessory uses are necessary for the end-users. Without the variance, the facility's current function will be artificially limited by the M2 zone.

2. Whether the variance is substantial.

Yes    No

The food and retail uses are interior, accessory, and for existing users of the pickleball facility. The total square footage of the food and retail uses are less than 2% of the total facility area.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes    No

No. No increase in footprints of the building, nor height increase. Also, pickleball training facility's intensity of use is less than many other M2 uses, which are high traffic and noisy. The variance to allow for food and retail uses are to serve existing patrons and will not increase current intensity of the use.

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).  
 Yes  No

No increase in capacity requested for the existing facility

5. Whether the property owner purchased the property with knowledge of the zoning restriction.  
 Yes  No

The client leased the space without prior knowledge of the zoning restriction.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.  
 Yes  No

There is no other way to provide adequate services to the facility patrons.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.  
 Yes  No

Yes, since sports training facility is already allowed. Accessory uses to serve existing patrons will not undermine the M2's intent to separate industrial uses from residential uses. By granting the variance, underutilized M2 facility will be re-activated and revitalized.

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

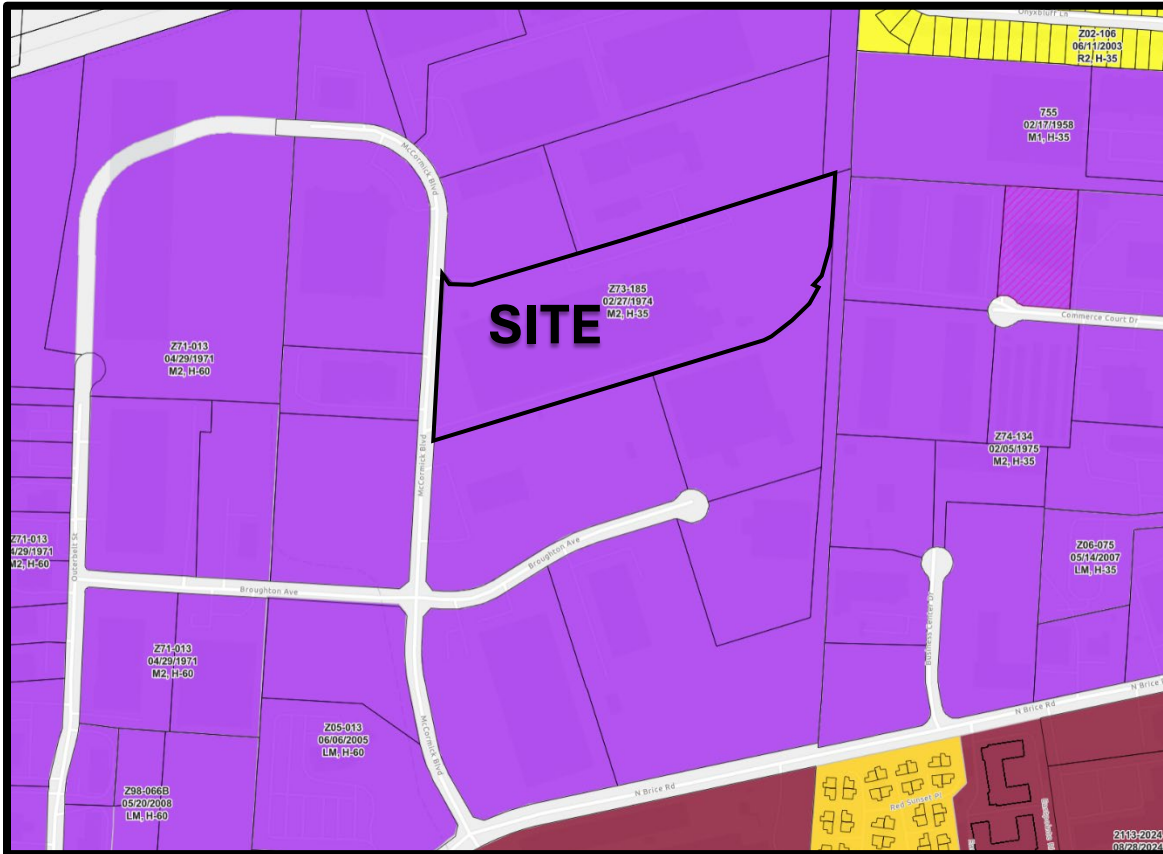
3367.01 - M-2 manufacturing district: A use variance is requested to allow a 2,179 SF eating & drinking and retail use in the M-2 district, which is 1.8% of the total facility area. This is a quick service cafe and pro shop to intended to support the pickleball patronage that is already established and contributing to the neighborhood without negative impact.

3312.49 - Required parking: A variance is requested to allow 201 existing spaces in lieu of the required 226 spaces if the use variance above is approved. The facilities are intended to serve as amenities for the existing patrons only and will not increase intensity of use. Additionally, 70 spaces out of the existing 201 are required for the adjacent warehouse & manufacturing tenants that will have minimal overlap with the pickleball facility peak hours, which are evening and weekend.

Signature of Applicant



Date 01/27/2026



CV26-009

350 McCormick Blvd.

Approximately 15.89 acres



CV26-009

350 McCormick Blvd.

Approximately 15.89 acres



CV26-009

350 McCormick Blvd.

Approximately 15.89 acres

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV26-009

Address 350 MCCORMICK BLVD.

Group Name FAR EAST AREA COMMISSION

Meeting Date 3/3/26

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote 6-YES 0-NO 2-ABSENT

Signature of Authorized Representative [Signature]

Recommending Group Title ZONE CHAIR

Daytime Phone Number 614 301 3104

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: CV26-009

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) william Taylor  
of (COMPLETE ADDRESS) 350 mccormick blvd columbus ohio 43123

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual  
Contact name and number  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees

<p>1. Golam Rahman 5135 Silver woods <del>drive</del> Lane Dublin Ohio 43016 45 Phone: 614.908.5500</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27<sup>th</sup> day of JANUARY, in the year 2026

Marcia Berch  
SIGNATURE OF NOTARY PUBLIC

9-21-2026  
My Commission Expires

Notary Seal Here



MARCIA BERCH  
NOTARY PUBLIC • STATE OF OHIO  
My Commission Expires Sept. 21, 2026

***This Project Disclosure Statement expires six (6) months after date of notarization.***